



**WESTBOROUGH AFFORDABLE HOUSING TRUST  
MEETING MINUTES – Session 1 (HYBRID)  
9:00 AM on Day June 22, 2023  
Memorial Hall in Town Hall / HYBRID  
34 West Main Street, Westborough, MA**

*Please note that:*

- *Times are approximate and agenda items are subject to change.*
- *This meeting will be recorded and broadcast by Westborough TV.*

**Present:** Armitage, Behn, Edinberg, Rauch, Storm  
**Absent:** MacLean, Salsman

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**9:45 AM Call to Order**

- Mr. Behn called the meeting to order, noted that the meeting is being recorded and broadcast by Westborough TV, and read the necessary notice regarding hybrid meetings.
- \*Pursuant to Chapter 2 of the Acts of 2023, this meeting will be conducted in person and via remote means, in accordance with applicable law. This means that members of the public body as well as members of the public may access this meeting in person, or via virtual means. In-person attendance will be at the location above and it is possible that or all members of the public body may attend remotely, with in-person attendance consisting of members of the public. This meeting may be accessed remotely via:
  - Google Meet joining info: <https://meet.google.com/dmd-zebx-bsd>
  - Or dial: (US) +1 407-986-7197 PIN: 362 914 232#

When required by law or allowed by the Chair, persons wishing to provide public comment or otherwise participate in the meeting, may do so by in-person attendance, or by accessing the meeting remotely, as noted above.

**9:50 AM Move into Executive Session**

- Mr. Edinberg moved that the Trust move into Executive Session Per M.G.L. Chapter 34, Section 21(a)(6) to discuss the purchase, exchange, lease, or value of real property at 6 Beach Street, if the Chair declares that an open meeting may have a detrimental effect on the Trust's negotiating position; and Per M.G.L. Chapter 34, Section 21(a)(6) to discuss the purchase, exchange, lease, or value of real property at 3 Baylor Avenue, if the Chair declares that an open meeting may have a detrimental effect on the Trust's negotiating position.
- Mr. Behn declared that discussion in open meeting would be detrimental to the Trust's negotiating position. Mr. Behn noted the Trust will reconvene in Open Session following the Executive Session.
- Ms Storm seconded.
- Roll Call Vote: Armitage, Storm, Rauch, Behn, and Edinberg vote yes; none in opposition. Motion passes 5-0 with 5 being present.



**WESTBOROUGH AFFORDABLE HOUSING TRUST  
MEETING MINUTES – Session 2 (HYBRID)  
9:00 AM on Day June 22, 2023  
Memorial Hall in Town Hall / HYBRID  
34 West Main Street, Westborough, MA**

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Present: Behn, Edinberg, Rauch, Storm

Absent: Armitage, MacLean, Salsman

**10:57 AM Reconvene Public Session**

- Mr. Behn reconvened the public session.

**10:57AM Project Update: 6 Beach Street**

- Mr. Behn announced that the Westborough Affordable Housing Trust voted to authorize the Chair to finalize the Purchase and Sale Agreement (P&S) with the seller's representatives and assistance or Town Counsel, and to execute the final P&S on behalf of the Trust.
- The seller accepted the Trusts offer of \$505,000, of which \$5,000 was paid as a deposit with the offer.
- The earliest closing date is July 17, 2023, the sellers are looking to close by July 23, 2023. This date may need to be extended to allow the owners and tenants to move out of the home and clean the property.
- Mr. Behn noted that this is a great property with development potential for the Trust.

**11:01 AM Adjourn**

- Ms Storm moved to adjourn; Mr. Edinberg seconded.
- Storm, Rauch, Beh, and Edinberg vote yes; none in opposition. The motion passed 4-0 with 4 being present.

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